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**"A Plot, Proportions and  
Interior To Impress!"**



**3 Marmion Close  
Market Harborough  
Leicestershire  
LE16 9GS**



# "A Plot, Proportions and Interior To Impress!"

Set on a substantial sized plot with a generous rear garden and boasting an immaculately presented interior, this six bedroom detached property is sure to impress with its extensive proportions across three floors!





## Property Highlights

Highly sought after residential location situated within a stones throw of the neighbouring countryside, Welland Park, the popular Farm Shop, town centre and train station.

Boasting a flexible layout with six bedrooms, the property offers the perfect option for multi-generational living or large families, and enjoys a well proportioned ground floor layout with a generous open plan kitchen/dining room.

Beautifully appointed entrance hall with attractive LVT flooring, ample room for a seating area, access to the useful cloakroom cupboard and the guest WC.

Truly impressive kitchen/dining/family room with a dual aspect featuring a bay window and French doors leading out to the rear garden. This stunning room benefits from double doors and a single door from the hallway giving a sense of space, ample space for a table and chairs and a central island (available by separate negotiation).

The kitchen is finished with ceramic tiled flooring and comprises a range of shaker style eye and base level units, a square edge work top with up stand, a stainless steel one and a half bowl sink with draining board, hot/cold mixer tap with water filter option, an integrated double oven with a five ring gas hob, an integrated fridge/freezer, dishwasher and a breakfast bar.

Separate utility room with additional storage, a stainless steel sink, a rear door out to the garden and ample space for a washing machine and tumble dryer.



## Property Highlights

Ground floor study with continued LVT flooring, a window to the front elevation and offering a flexible layout with the potential to also be used as a play room or snug.

Immaculately presented living room with three windows flooding the room with natural light and French doors lead out to the garden.

Stairs rise to the first floor landing with a window to the front elevation, a charming split level landing, access to the airing cupboard and storage, and stairs rise to the first floor.

The property boasts six bedrooms in total, all double in size, four of which are located on the first floor and a further two situated on the second floor.

Impressive main bedroom with a dual aspect, a walk through dressing room with an array of fitted wardrobes and an en suite shower room. The en suite features floor to dado height tiling, a chrome heated towel rail and a four piece suite to include a double width shower enclosure, a panel enclosed bath with central taps, a low level WC and a pedestal wash hand basin.

Luxury family bathroom featuring tiled flooring, a chrome heated towel rail and a four piece suite to include a panel enclosed bath with central taps, a fully tiled and enclosed shower, a low level WC and pedestal wash hand basin.



## Property Highlights

Naturally light second floor landing with a large Velux window, boasting a generous size with fantastic flexibility to be used as a library area, gym space or ample space for an annexe living area. The amazing space offers access to the useful storage cupboards and two further bedrooms, making it perfect for multi-generational living or annexe potential.

Bedroom two and three are located on the second floor offering a wealth of charm with high vaulted ceilings, an immaculate decor and access to fitted wardrobes.

Bedroom two benefits from providing an excellent guest room with a dual aspect featuring five Velux windows and an en suite shower room. The en suite incorporates a Velux window, a chrome heated towel rail and a three piece suite to include a double width, fully tiled shower enclosure, a low level WC and a pedestal wash hand basin.

Double garage with power, light, two up and over doors and a pitched roof, perfect for storage.





## Outside

The property features a neat frontage with two lawn borders, established shrubbery and plantings and a paved path leads to the front door. To the side elevation is a hard standing driveway providing off road parking for two cars and access to the double garage.

The extensive rear garden is larger than you would expect, set on a substantial sized plot and boasting a desirable south-east facing aspect, with brick enclosing wall to the side elevation. The garden has been landscaped with low maintenance and entertaining in mind, with a generous main lawn, three mature trees and two paved patio sections to enjoy the sun at different times of the day.

# Measurements

**Living Room** 6.1m x 4.27m  
(20'0" x 14'0") max

**Kitchen/Dining Room** 6.5m x 4.09m  
(21'4" x 13'5") max

**Study** 2.9m x 2.82m  
(9'6" x 9'3")

**Utility** 2.39m x 1.73m  
(7'10" x 5'8") max

**Main Bedroom** 4.27m x 3.51m  
(14'0" x 11'6") max

**Dressing Area** 1.96m x 1.96m  
(6'5" x 6'5") max

**En Suite** 2.79m x 2.18m  
(9'2" x 7'2") max

**Bedroom Four** 4.75m x 2.87m  
(15'7" x 9'5")

**Bedroom Five** 3.76m x 2.72m  
(12'4" x 8'11")

**Bedroom Six** 3.71m x 2.77m  
(12'2" x 9'1")

**Bathroom** 2.67m x 2.11m  
(8'9" x 6'11")

**Bedroom Two** 5.44m x 4.78m  
(17'10" x 15'8") max

**En Suite Two** 2.26m x 1.6m  
(7'5" x 5'3")

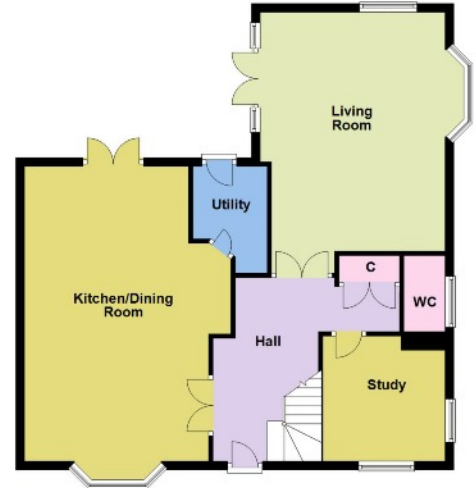
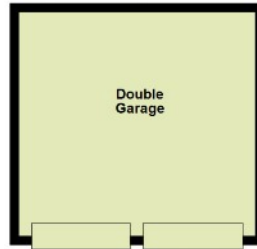
**Bedroom Three** 6.07m x 2.92m  
(19'11" x 9'7")

**Landing/Gym/Play Area** 4.14m x 3.1m  
(13'7" x 10'2") max

**Double Garage** 5.46m x 5.18m  
(17'11" x 17'0")



Ground Floor



First Floor



Second Floor



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